

LAW OFFICES

WEINBERG, MICHEL & STERN

10 WEST COLLEGE TERRACE

AND

106 WEST SECOND STREET

FREDERICK, MARYLAND 21701

MANUEL M. WEINBERG
DAVID S. WEINBERG
GLENN C. MICHEL
SEYMOUR B. STERN
—
RUSSELL T. HORMAN
DAVID M. GUGGENHEIM

X REPLY TO:
.....10 W. COLLEGE TERRACE
301/662-1113
.....106 W. SECOND STREET
301/663-3333

September 17, 1975

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Garland Sexton
211 Taylor Avenue
Rockville, Maryland 20850

Dear Mr. Sexton,

You are hereby notified that the property, Lot 14, Section 2, of New Market View Subdivision will be sold at public auction on Monday, September 22, at 11:00 A.M., at the Courthouse of the Circuit Court for Frederick County in Frederick, Maryland. This sale is the result of your default in payment of your deed of trust note to Fredericktown Bank & Trust Company and their subsequent foreclosure on said note and deed of trust. Your property has been advertised on the 6th and 13th of September in the Frederick News-Post and will be advertised in a like manner on September 20 in the same newspaper.

The terms of sale of the aforementioned property are as follows: Deposit of ten (10) per cent of purchase price in cash or check acceptable to trustee will be required at the time of sale. Balance to be paid five (5) days after the final ratification by the Circuit Court for Frederick County, Maryland, with interest at the rate of 8% per annum from the day of sale until the time of payment; otherwise, the deposit shall be forfeited and the property resold at the risk and cost of the defaulting purchaser.

Adjustment of all taxes and all other public charges and assessments shall be made as of the date of sale and thereafter assumed by the purchaser.

Title examination, conveyancing, recording fees, State revenue stamps, State and County transfer taxes and all other costs incident to the settlement are to be paid by the purchaser.

RECEIPT FOR CERTIFIED MAIL--30¢ (plus postage)

SENT TO <i>Garland Sexton</i>		POSTMARK OR DATE <i>RT 1/2</i> <i>55¢</i>
STREET AND NO. <i>211 Taylor Ave.</i>		
P.O., STATE AND ZIP CODE <i>Rockville Md. 20850</i>		
OPTIONAL SERVICES FOR ADDITIONAL FEES		
RETURN RECEIPT SERVICES	1. Shows to whom and date delivered 15¢ With delivery to addressee only 65¢ 2. Shows to whom, date and where delivered .. 35¢ With delivery to addressee only 85¢	
DELIVER TO ADDRESSEE ONLY 50¢		
SPECIAL DELIVERY (extra fee required)		

PS Form 3800
Apr. 1971

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See other side)

GPO : 1972 O - 430-743

No. 948186